



Memorandum

To: Board of Supervisors

From: District Management

Date: October 1st, 2025

RE: HB7013 – Special Districts Performance Measures and Standards

This final report is submitted in compliance with recent legislative requirements established by the Florida Legislature during its 2024 session to enhance accountability and transparency for all special districts.

District Management had identified the following focus areas with statutorily compliant goals for the Fiscal Year 2026:

- Community Communication and Engagement
- Infrastructure and Facilities Maintenance
- Financial Transparency and Accountability

In addition, a standardized annual reporting form was created to serve both the goal-setting and yearly reporting statutory requirements.

The goals, objectives, performance measures, and standards discussed herein represent the adopted framework by the Board of Supervisors to maintain compliance with House Bill 7013 and demonstrate the District's ongoing commitment to transparency and public accountability.

This report details the accomplishments for the Fiscal Year 2026, confirming that all goals and objectives were met, outlines the performance measures and standards employed, and provides summaries of the District Engineer's yearly infrastructure condition assessment.

District Management recommends this report be accepted as the official and final Annual Report required under Florida Statutes Section 189.0694 and related provisions.

Juliana Duque
District Manager
GMS-SF

SEDONA POINT COMMUNITY DEVELOPMENT DISTRICT 2025-2026 REPORT – PERFORMANCE MEASURES AND STANDARDS

Exhibit A: Goals, Objectives, and Annual Reporting Form



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District Manager
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Sedona Point Community Development District

Performance Measures & Standards – Annual Report

Reporting Period: October 1, 2025 – September 30, 2026

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

The District satisfied statutory requirements by holding regular Board meetings as scheduled, despite some cancellations, with more than three meetings conducted during the Fiscal Year.

Meetings were held on the second Friday of the month at 10:00 PM at Lennar Homes, 5505 Waterford District Drive, Miami, FL. 33126.

Meeting Dates:

October 10, 2025 – Cancelled

November 14, 2025 – Held

December 12, 2025 – Cancelled

January 9, 2026 – Cancelled

February 13, 2026 – Cancelled

March 13, 2026 – Held

April 10, 2026 – Cancelled

May 8, 2026 – Cancelled

June 12, 2026 – Held

July 10, 2026 – Cancelled.

August 15, 2026 – Cancelled

September 11, 2026 – Held

Result: Standard achieved.

Goal 1.2: Notice of Meetings Compliance

All meetings were properly noticed on the District website and via local newspaper, in compliance with Florida Statutes.

Result: Standard achieved.

Goal 1.3: Access to Records Compliance

Monthly website reviews were performed, and minutes and public records remain current and available.

Result: Standard achieved.

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2. Infrastructure and Facilities Maintenance

Goal 2.1: Field/District Management Site Inspections

Management conducted site inspections per the District Management Services Agreement.

Result: Standard achieved.

Goal 2.2: District Engineer Inspections

The District Engineer completed the mandated annual infrastructure inspection and submitted a formal report.

Result: Standard achieved.

3. Financial Transparency and Accountability

Goal 3.1: Annual Budget Preparation

The proposed FY2026 budget was approved before June 15, and the final adopted before September 30, with both posted online.

Result: Standard achieved.

Goal 3.2: Financial Reports

The District website includes the latest annual audit, current budget, and financials as required.

Result: Standard achieved.

Goal 3.3: Annual Financial Audit

The annual independent audit done by Grau and Associates was completed, approved, published online, and sent to the State of Florida.

Result: Standard achieved.

4. Engineer's Annual Report Summary (2026)

The FY 2026 Sedona Point CDD Engineer's Report finds that the District's completed public infrastructure is currently in good working order and that the proposed FY 2027 field-operations budget is sufficient for the infrastructure presently under the District's responsibility. However, Tract A and certain easements identified in the 2023 Engineer's Report have not yet been conveyed to the District. Establish a roadway sinking fund for future pavement resurfacing within Tract A. The report estimates a current resurfacing cost of \$282,050, increasing to approximately \$577,189 at the end of the remaining 29-year service life, and recommends an annual contribution of approximately \$19,215. Establish funding for pavement markings and signage replacement. The report estimates a future cost of

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approximately \$88,061 and recommends an annual contribution of approximately \$9,687. Implement a five-year stormwater maintenance program to clean and inspect the District's approximately 91 drainage structures and 7,940 linear feet of drainage pipe, including periodic CCTV inspections and baffle maintenance. The estimated total five-year cost is \$82,857, with annual costs ranging from approximately \$14,461 to \$22,829. Phase 5 is identified as the County's responsibility because the County owns the roads in that area. The report also confirms that the District carries general liability, hired and non-owned auto, employment practices liability, and public officials' liability coverage through Florida Insurance Alliance, and that sufficient funds have been budgeted for policy renewal.

Overall Determination

The Sedona Point Community Development District met all Performance Measures and Standards for Fiscal Year 2025-2026. Required meetings, transparency efforts, infrastructure maintenance, and financial protocols were fulfilled.

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Chair/Vice Chair: _____
Print Name: Teresa Baluja
Sedona Point Community Development District

Date: 2026-09-18

DocuSigned by:

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District Manager: _____
Print Name: Juliana Duque
Sedona Point Community Development District

Date: 2026-09-18

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